

PRIME LOCATION

RESTAURANT INVESTMENT OPPORTUNITY

Marcus & Millichap
DUONG INVESTMENT GROUP



10478 VALLEY BOULEVARD, EL MONTE, CA 91731

OFFERING MEMORANDUM

PRIME LOCATION

RESTAURANT INVESTMENT OPPORTUNITY

Exclusively Listed By

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INVESTMENT OVERVIEW

Investment Highlights



Prime Restaurant Location in the Heart of El Monte – Exceptional Visibility and Access Along Valley Boulevard, a Major Commercial Corridor



±20,000 SF Building Area | Low Price/SF of Just \$190/SF



Oversized Lot of ±1.65 Acres – Land Price/SF of Just \$53/SF

Rare Los Angeles County Restaurant Opportunity

- ▶ **Strategic Location** – Conveniently Situated Along Valley Boulevard (±26,000 Cars Per Day) and Less Than One Mile From the Interstate 10 Freeway (±231,000 Cars Per Day)
- ▶ **Ample Parking Availability with a ±118 Parking Spaces (±10.64 Spaces Per 1,000 SF Ground Floor)**
- ▶ **The Sale Includes a ±9,000 Square-Foot Basement, Which Included in the Total Property GLA or Property Price/SF – Please Contact Agent for More Details**
- ▶ **Versatile Property Use** – Ideal for Restaurant or Other Food and Beverage Concepts Seeking a Presence in a Vibrant, Established Market

Strong Real Estate Fundamentals

- ▶ **Dense, Infill Location with Excellent Demographics** – Population Counts Exceed 550,000 and Average Household Income Exceeds \$100,000 in a Five-Mile Radius
- ▶ **Over 450 Feet of Frontage on Valley Boulevard with Multiple Points for Ingress and Egress**
- ▶ **Dynamic Trade Area** – The Subject Property is Surrounded by a Mix of National Brands, Local Businesses, and Community Amenities That Drive Consistent Foot and Vehicular Traffic | Positioned Near High-Performing Retail Centers and Densely Populated Neighborhoods
- ▶ **Located in Close Proximity to a Number of New Developments Such as the 361,000 SF Foot Locker Logistics Hub, Paseo Santa Fe Mixed Use Development, and Aston @ Gateway Which Features 208 Luxury Apartments**



INVESTMENT OVERVIEW

Aerial Photo



FINANCIAL ANALYSIS

Offering Summary

Property Name	Prime Location - Restaurant Opportunity
Property Address	10478 Valley Boulevard El Monte, CA 91731
Assessor's Parcel Number	8578-017-009, 8578-016-017
Current Occupancy	Vacant
Year Built	1960
Gross Leasable Area (GLA)*	±20,000 Square Feet - Total GLA ±11,000 Square Feet - Ground Floor ±9,000 Square Feet - Basement
Lot Size	±1.65 Acres (±71,770 Square Feet)

Pricing

Price	\$3,800,000
Price/SF	\$190.00
Land Price/SF	\$52.95

Loan Information

Down Payment	10% / \$380,000
Loan Amount	90% / \$3,420,000
Interest Rate	6.50%
Amortization	25-Year
Program	Fully Amortizing Loan SBA + Bank Loan
Notes	15% Down Option Available

Loan quotes are time sensitive and subject to change. Please contact Agent for more details.

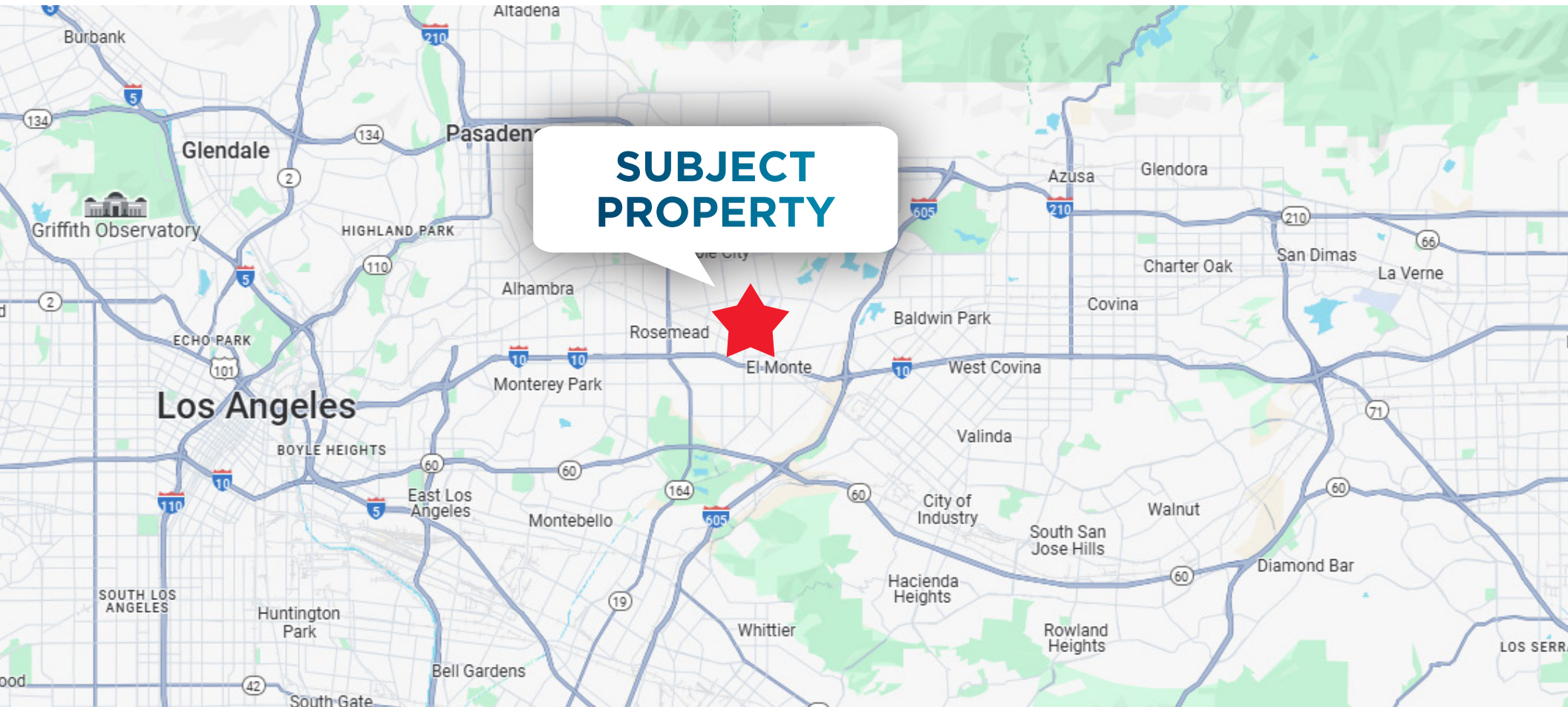
Debt Service

Current

Debt Service - Annual	(\$277,105)
Debt Service - Monthly	(\$23,092)
Effective Rent/SF	\$1.15/SF NNN
Principal Paydown (Year 1)	\$56,468

MARKET OVERVIEW

Regional Map



±26,000

CARS PER DAY
ON VALLEY BOULEVARD



±31 MILES

TO LOS ANGELES
INTERNATIONAL AIRPORT (LAX)



±0.7 MILES

FROM THE EL MONTE
BUSWAY & TRANSIT CENTER



±231,000

CARS PER DAY ON THE
NEARBY INTERSTATE 10 FREEWAY

MARKET OVERVIEW

The City Of El Monte, CA

El Monte, California, is a vibrant city in the San Gabriel Valley region of Los Angeles County, strategically located about 12 miles east of Downtown Los Angeles. With a rich history and a growing economy, the city has become a significant hub for industrial and retail activity. Its prime location near major freeways, including the I-10 and I-605, provides excellent connectivity to the Greater Los Angeles area and makes it an attractive destination for businesses seeking logistics and distribution advantages.



El Monte has been experiencing steady growth due to its evolving infrastructure and proximity to key economic centers. The city has a mix of established retail corridors and industrial zones, catering to a diverse range of businesses. With ongoing revitalization projects and investments in community infrastructure, El Monte presents opportunities for commercial real estate investors looking to capitalize on the increasing demand for industrial and retail spaces. The city's diverse population also supports a variety of retail and service industries, ensuring a robust consumer base.

The city's economic development initiatives emphasize attracting businesses in logistics, manufacturing, and retail sectors. El Monte benefits from its proximity to major ports, rail lines, and airports, which strengthens its position as a logistics hub. Additionally, the surrounding area's residential growth and the city's commitment to improving public spaces and amenities contribute to the area's long-term growth potential, making it a compelling option for investors.

Area Highlights

- ▶ **Santa Fe Trail Historical Park** - This park highlights El Monte's rich history as a waypoint for settlers traveling west. It offers educational exhibits and outdoor spaces for relaxation, appealing to both residents and visitors.
- ▶ **Whittier Narrows Recreation Area** - Located just outside El Monte, this expansive park features lakes, picnic areas, and sports facilities. It's a popular spot for outdoor activities such as fishing, hiking, and bird-watching.
- ▶ **El Monte Historical Museum** - This museum showcases artifacts and stories that capture the city's heritage. It provides insights into El Monte's development and its role in Southern California's history.
- ▶ **El Monte Aquatic Center** - A state-of-the-art facility offering swimming pools, water slides, and recreational programs for all ages. It serves as a community hub for families and fitness enthusiasts.

El Monte Aquatic Center



El Monte Transit Center



El Monte Historical Museum



MARKET OVERVIEW

Demographic Summary

Population	1-Mile	3-Miles	5-Miles
2028 Population	27,852	233,047	564,505
2023 Population	27,704	230,921	557,113
2020 Population	27,729	233,449	562,236
2010 Population	28,179	239,744	570,955

Households	1-Mile	3-Miles	5-Miles
2028 Households	8,084	66,916	170,760
2023 Households	7,970	65,947	167,875
2020 Households	7,916	65,433	166,272
2010 Households	7,374	63,323	161,382



557,113

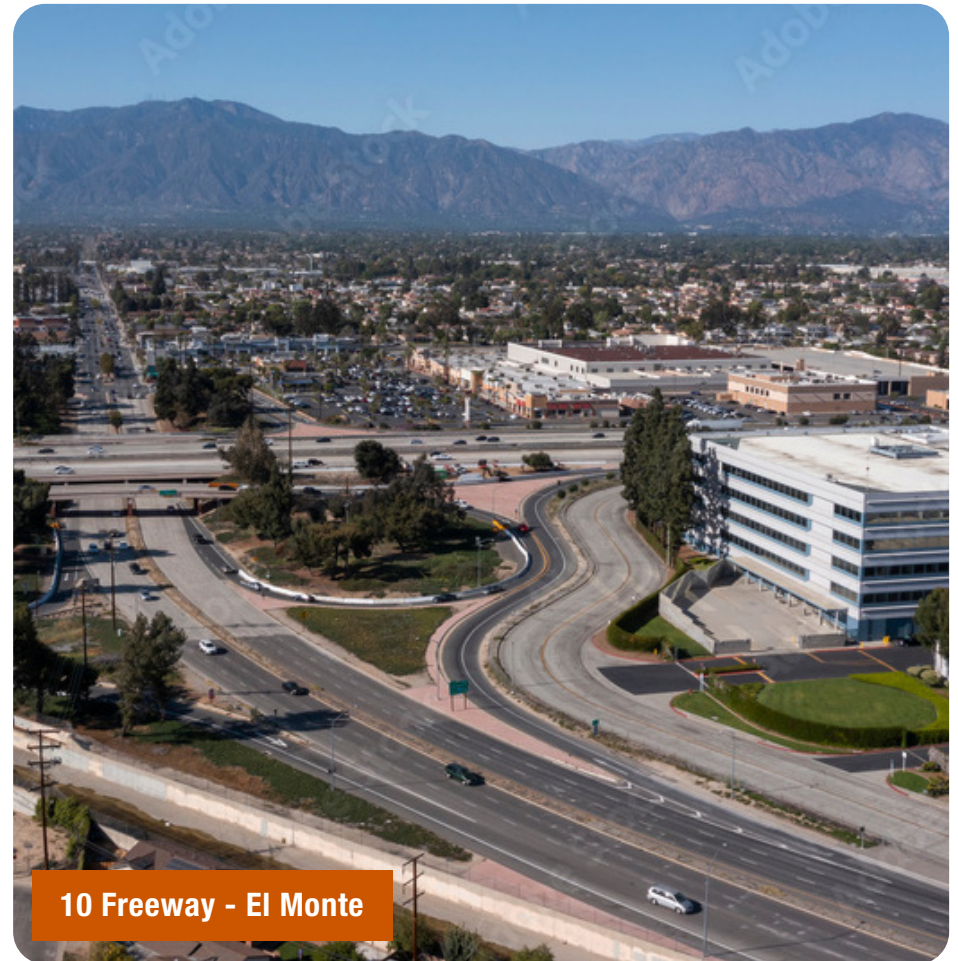
2023 Population
(5-Mile Radius)



\$100,440

2023 Average Household Income
(5-Mile Radius)

Income & Economics	1-Mile	3-Miles	5-Miles
Average Household Income	\$69,585	\$87,344	\$100,440
Median Household Income	\$52,715	\$64,889	\$72,385
Average Household Retail Expenditure	\$65,272	\$72,682	\$76,495
2023 Daytime Population	33,392	193,733	497,824



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